

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:

WRAC expansion and outdoor tennis court replacement

2. Name of applicant:

Wenatchee Racquet and Athletic Club (WRAC)

3. Address and phone number of applicant and contact person:

1913 Skyline Drive, Wenatchee, WA 98801 509 662-3544

4. Date checklist prepared:

May 18, 2015

5. Agency requesting checklist:

City of Wenatchee

6. Proposed timing or schedule (including phasing, if applicable):

Construction is planned for Summer and Fall of 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

A long term master plan calls for additional tennis courts to replace aging courts as well as replacement of the pool currently located at WRAC Outdoor Facility, 1909 No 2 Canyon Road. Additional parking will be added in a later phase. The cost of a new pool is very high and unlikely to happen in the foreseeable future.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Stormwater Pollution Prevention Plan (SWPPP) including Stormwater and Flood Mitigation Plan and Geohazard Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

10. List any government approvals or permits that will be needed for your proposal, if known.

**Conditional Use Permit
Boundary line adjustment
Building permit**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The WRAC is located in No. 2 Canyon, west of and adjacent to Skyline Drive (1913 Skyline Drive). Center Court Subdivision and No.2 Canyon Road lie to the north of the WRAC property, Skyline Drive to the east, Chukar Hills Short Plat Lot No. 1 to the south, and an apple orchard is adjacent to the west property line. The property has a total acreage of 14.35 acres. The most easterly portion of the property is already developed on approx. 2.8 acres and includes parking for approx. 108 vehicles and the existing indoor clubhouse.

In phase I of this project, it is proposed that the fitness portion of the clubhouse be expanded to the south with an addition of approx. 2800 sq. ft. (ground level area). Three outdoor tennis courts are also to be added immediately to the west of the existing facility. A graveled parking lot will be added along with sidewalks and pathways to the new tennis courts and a proposed gazebo. The area of added improvements or approximately 37,600 square feet is over a total area of 3.07 acres. A total of 4800 square feet of fitness on two levels will be added to the existing 50,000 s.f. building, an increase of just under 10%.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

1913 Skyline Drive, Wenatchee, WA. Section 8, Township 22 N. Range 20 E.W.M.

B. Environmental Elements

1. Earth

a. General description of the site

Flat to gently sloping upward to the west, with steep slopes along south side of the property.

b. What is the steepest slope on the site (approximate percent slope)?

30% to 50%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils are silty loam and have no long term commercial significance. Soils will not be removed from the site with this proposal. Cuts and relocation of soils will take place to level the tennis court, lawn, and parking lot areas.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The main portion of the property to be developed was previously an apple orchard, which has been completely removed. This area has a slope to the northeast ranging from 4% to 10%. The hillside to the south and southeasterly of the main building are in a critical zone, which means that they are subject to erosion and instability (see attached Geo-hazard Report prepared by NGA).

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

There will be minor grading on approximately 3 acres west of the existing building. Tennis courts will be leveled and there will be approximately 400 – 600 cy of excavation.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, during construction there could be erosion from soils temporarily exposed (approximately 3 acres), but will be minimized using measures described in the SWPPP, dated May 18, 2015.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 37,600 s.f. of impervious surfaces will be added with this project for building expansion, tennis courts, trails, etc.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

See SWPPP and Flood and Stormwater mitigation Plan, both dated May 18, 2015

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Possibly dust during construction. These impacts would be temporary and will be minimized through Best Practices as described by in the SWPPP.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

See SWPPP dated May 18, 2015

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No. 2 Canyon Drainage -- intermittent flow during storm events, normally dry during summer and fall season

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, a portion of the parking lot is within 200 feet of the No. 2 Canyon Drainage, which does not have a buffer requirement.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No- Irrigation water is already allocated to this property.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes. No. 2 Canyon drainage channel runs northeasterly through the approx. center of the undeveloped portion of the WRAC property. Mild runoff or storm water will remain in the main channel, which has a capacity of 100 cfs. to 300 cfs. maximum. The larger storms creating flooding will exceed this capacity and run overland across the subject property. See Flood and Stormwater Mitigation Plan, dated May 18, 2015.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources.

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

See Flood and Stormwater mitigation Plan dated, May 18, 2015.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**No change in normal drain channel. No alteration in alluvial flow through site.
See Flood and Stormwater Mitigation Plan dated May 18, 2015.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

See SWPPP plan and Stormwater Mitigation Plan dated May 18, 2015

4. Plants

- Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**
☒ **evergreen tree: fir, cedar, pine, other**
☒ **shrubs**
☒ **grass**
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Native vegetation and some orchard grasses

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Use of native plants and trees such as Doug Fir. Grasses will be restored to the area surrounding the tennis courts (previously was orchard grass, weeds now cover the area).

e. List all noxious weeds and invasive species known to be on or near the site.

Few or None

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Deer have been observed on hillside which will be left in its natural state. Quail and birds are seen at times on the hillside.

- b. List any threatened and endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, explain.

None known

- d. Proposed measures to preserve or enhance wildlife, if any:

None except the use of natural plant species. The southern hillside will be left in natural state.

- e. List any invasive animal species known to be on or near the site.

None known

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity for lighting and heating of the indoor space and lighting only of the outdoor space

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Use of low wattage lighting and energy efficient heating and cooling.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

None

- 1) Describe any known or possible contamination at the site from present or past uses.

None

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None known

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise during construction (limited by City ordinance) and noise from outdoor tennis courts during operation of the facility, which is open until 10:00 in the evening.

The tennis courts will eventually replace courts at WRAC #2 Canyon Rd. facility and thus there would not be additional noise from operation of the tennis courts, the location would be shifted approximately ¼ mile to the southwest from their current location.

3) Proposed measures to reduce or control noise impacts, if any:

None beyond the limited hours already in effect. The Club closes at 10:00 pm weekdays and 8 p.m. on weekends.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use is the Wenatchee Racquet & Athletic Club. Adjacent uses include residential and open space. The proposed expansion will not have a significant impact to adjacent uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The area was once an orchard, but has not been since approximately 2006.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

Wenatchee Racquet & Athletic Club with approximately 50,000 s.f. and 108 parking spaces currently occupies the property.

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

RS

f. What is the current comprehensive plan designation of the site?

RS

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Flood and Geo Hazard critical area along the southeast portion of the property.

i. Approximately how many people would reside or work in the completed project?

None will reside and no employees are expected to be added as a result of this proposal although current employees may be able to work additional hours.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Limited use hours, landscaping added for buffering.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None required

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of the proposed structure is approximately 30 feet.

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Although budget may not allow for lighting to be installed on the outdoor tennis courts immediately, when they are installed, glare could occur.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

New lighting fixtures create less glare than the old ones. The club closes at 10:00 pm on weekdays and 8 pm on weekends.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Project is a recreation facility

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No. (other than future abandonment of WRAC outdoor courts at No. 2 Canyon Road)

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Skyline Drive and No. 2 Canyon Road

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

According to Link Transit Map, the nearest stop is at Cherry and Western, 0.6 miles from the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Thirty spaces will be added.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project will not require improvements to roads and streets, however, shrubbery has already been removed to improve sight distances at the entrance to the WRAC and when other repairs are made to the driveway/parking lot, striping of the entrance will be made, which will improve efficiency.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Using the ITE Common Trip Generation Rates for Health and Fitness Club and based on the addition of approximately 4800 s.f. of fitness area there will be an additional 17 PM peak trips ($4800 \text{ s.f.} / 1000 * 3.53$). In addition there will be 3 tennis courts that will replace failing courts at the lower facility and thus approximately 12 PM peak trips will be moved from the lower facility off of No 2 Canyon Road to Skyline Drive (3 courts * 3.88) Note: The trip generation for Athletic Club was not used because most Athletic Clubs include full food service, which the WRAC does not.

While it is possible to develop a second entrance off of No 2 Canyon Road, a review of the addresses of all current members indicates that 21 of the current 655 members or 3% live either between the WRAC and No. 2 Canyon Road or up #2 Canyon road where using the 2nd might make sense. And this is assuming they come to the WRAC from home and not from work. It is not anticipated that any members would drive farther to use a second entrance. If, in

the future, the property along No. 2 Canyon Road is developed into parking and other sports courts and/or fields, it might make sense at that time to develop a second entrance. None of this is part of the current proposal or contemplated in the near term.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

Striping entrance. Shrubbery has already been removed to improve sight lines.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Electricity, water, refuse service, telephone, sanitary sewer.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utilities currently used at the site:

Electric lighting and HVAC provided by Chelan County PUD

Telephone exists on site and is provided by LocalTel

Sanitary sewer exists on site and is provided by the City of Wenatchee

Refuse collection occurs on site and is provided by Waste Management

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for non project actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

A long term master plan calls for additional tennis courts to replace aging courts as well as replacement of the pool currently located at WRAC Outdoor Facility, 1909 No 2 Canyon Road. Additional parking will be added in a later phase. The cost of a new pool is very high and unlikely to happen in the foreseeable future.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Stormwater Pollution Prevention Plan (SWPPP) including Stormwater and Flood Mitigation Plan and Geohazard Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

10. List any government approvals or permits that will be needed for your proposal, if known.

**Conditional Use Permit
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Building permit**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

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In phase I of this project, it is proposed that the fitness portion of the clubhouse be expanded to the south with an addition of approx. 2800 sq. ft. (ground level area). Three outdoor tennis courts are also to be added immediately to the west of the existing facility. A graveled parking lot will be added along with sidewalks and pathways to the new tennis courts and a proposed gazebo. The area of added improvements or approximately 37,600 square feet is over a total area of 3.07 acres. A total of 4800 square feet of fitness on two levels will be added to the existing 50,000 s.f. building, an increase of just under 10%.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

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B. Environmental Elements

1. Earth

a. General description of the site

Flat to gently sloping upward to the west, with steep slopes along south side of the property.

- b. What is the steepest slope on the site (approximate percent slope)?

30% to 50%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils are silty loam and have no long term commercial significance. Soils will not be removed from the site with this proposal. Cuts and relocation of soils will take place to level the tennis court, lawn, and parking lot areas.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The main portion of the property to be developed was previously an apple orchard, which has been completely removed. This area has a slope to the northeast ranging from 4% to 10%. The hillside to the south and southeasterly of the main building are in a critical zone, which means that they are subject to erosion and instability (see attached Geo-hazard Report prepared by NGA).

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

There will be minor grading on approximately 3 acres west of the existing building. Tennis courts will be leveled and there will be approximately 400 – 600 cy of excavation.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, during construction there could be erosion from soils temporarily exposed (approximately 3 acres), but will be minimized using measures described in the SWPPP, dated May 18, 2015.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 37,600 s.f. of impervious surfaces will be added with this project for building expansion, tennis courts, trails, etc.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

See SWPPP and Flood and Stormwater mitigation Plan, both dated May 18, 2015

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Possibly dust during construction. These impacts would be temporary and will be minimized through Best Practices as described by in the SWPPP.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

See SWPPP dated May 18, 2015

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No. 2 Canyon Drainage -- intermittent flow during storm events, normally dry during summer and fall season

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, a portion of the parking lot is within 200 feet of the No. 2 Canyon Drainage, which does not have a buffer requirement.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No- Irrigation water is already allocated to this property.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes. No. 2 Canyon drainage channel runs northeasterly through the approx. center of the undeveloped portion of the WRAC property. Mild runoff or storm water will remain in the main channel, which has a capacity of 100 cfs. to 300 cfs. maximum. The larger storms creating flooding will exceed this capacity and run overland across the subject property. See Flood and Stormwater Mitigation Plan, dated May 18, 2015.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources.

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

See Flood and Stormwater mitigation Plan dated, May 18, 2015.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**No change in normal drain channel. No alteration in alluvial flow through site.
See Flood and Stormwater Mitigation Plan dated May 18, 2015.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

See SWPPP plan and Stormwater Mitigation Plan dated May 18, 2015

4. Plants

- Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**
☒ **evergreen tree: fir, cedar, pine, other**
☒ **shrubs**
☒ **grass**
____ pasture
____ crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Native vegetation and some orchard grasses

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Use of native plants and trees such as Doug Fir. Grasses will be restored to the area surrounding the tennis courts (previously was orchard grass, weeds now cover the area).

e. List all noxious weeds and invasive species known to be on or near the site.

Few or None

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Deer have been observed on hillside which will be left in its natural state. Quail and birds are seen at times on the hillside.

- b. List any threatened and endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, explain.

None known

- d. Proposed measures to preserve or enhance wildlife, if any:

None except the use of natural plant species. The southern hillside will be left in natural state.

- e. List any invasive animal species known to be on or near the site.

None known

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity for lighting and heating of the indoor space and lighting only of the outdoor space

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Use of low wattage lighting and energy efficient heating and cooling.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

None

- 1) Describe any known or possible contamination at the site from present or past uses.

None

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None known

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise during construction (limited by City ordinance) and noise from outdoor tennis courts during operation of the facility, which is open until 10:00 in the evening.

The tennis courts will eventually replace courts at WRAC #2 Canyon Rd. facility and thus there would not be additional noise from operation of the tennis courts, the location would be shifted approximately ¼ mile to the southwest from their current location.

3) Proposed measures to reduce or control noise impacts, if any:

None beyond the limited hours already in effect. The Club closes at 10:00 pm weekdays and 8 p.m. on weekends.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use is the Wenatchee Racquet & Athletic Club. Adjacent uses include residential and open space. The proposed expansion will not have a significant impact to adjacent uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The area was once an orchard, but has not been since approximately 2006.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

Wenatchee Racquet & Athletic Club with approximately 50,000 s.f. and 108 parking spaces currently occupies the property.

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

RS

f. What is the current comprehensive plan designation of the site?

RS

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Flood and Geo Hazard critical area along the southeast portion of the property.

i. Approximately how many people would reside or work in the completed project?

None will reside and no employees are expected to be added as a result of this proposal although current employees may be able to work additional hours.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Limited use hours, landscaping added for buffering.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None required

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of the proposed structure is approximately 30 feet.

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Although budget may not allow for lighting to be installed on the outdoor tennis courts immediately, when they are installed, glare could occur.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

New lighting fixtures create less glare than the old ones. The club closes at 10:00 pm on weekdays and 8 pm on weekends.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Project is a recreation facility

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No. (other than future abandonment of WRAC outdoor courts at No. 2 Canyon Road)

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Skyline Drive and No. 2 Canyon Road

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

According to Link Transit Map, the nearest stop is at Cherry and Western, 0.6 miles from the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Thirty spaces will be added.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project will not require improvements to roads and streets, however, shrubbery has already been removed to improve sight distances at the entrance to the WRAC and when other repairs are made to the driveway/parking lot, striping of the entrance will be made, which will improve efficiency.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Using the ITE Common Trip Generation Rates for Health and Fitness Club and based on the addition of approximately 4800 s.f. of fitness area there will be an additional 17 PM peak trips ($4800 \text{ s.f.} / 1000 * 3.53$). In addition there will be 3 tennis courts that will replace failing courts at the lower facility and thus approximately 12 PM peak trips will be moved from the lower facility off of No 2 Canyon Road to Skyline Drive (3 courts * 3.88) Note: The trip generation for Athletic Club was not used because most Athletic Clubs include full food service, which the WRAC does not.

While it is possible to develop a second entrance off of No 2 Canyon Road, a review of the addresses of all current members indicates that 21 of the current 655 members or 3% live either between the WRAC and No. 2 Canyon Road or up #2 Canyon road where using the 2nd might make sense. And this is assuming they come to the WRAC from home and not from work. It is not anticipated that any members would drive farther to use a second entrance. If, in

the future, the property along No. 2 Canyon Road is developed into parking and other sports courts and/or fields, it might make sense at that time to develop a second entrance. None of this is part of the current proposal or contemplated in the near term.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

Striping entrance. Shrubbery has already been removed to improve sight lines.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Electricity, water, refuse service, telephone, sanitary sewer.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utilities currently used at the site:

Electric lighting and HVAC provided by Chelan County PUD

Telephone exists on site and is provided by LocalTel

Sanitary sewer exists on site and is provided by the City of Wenatchee

Refuse collection occurs on site and is provided by Waste Management

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Evelyn Gillis
Name of signee Evelyn Gillis
Position and Agency/Organization Club Manager
Date Submitted: 5-22-15

D. Supplemental sheet for non project actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.